Old Burien Design Standards

November 2005

MAKERS
architecture + urban design

19.49 Old Burien Design Standards

19.49.010 User Guide

This chapter establishes design standards for the SPA-1 zone (Old Burien). Figure 1 illustrates the boundaries of the SPA-1 zone. If you are interested in developing or making changes to property within the SPA-1 zone, you should read this chapter, along with BMC 19.15.055 which contains additional regulations relating to uses and other standards for the SPA-1 zone. The comprehensive plan should also be used as a reference to gain further insight for the vision of Old Burien.

Words within the standards and guidelines that are *italicized* are defined in the **Definitions** portion of the zoning code found in BMC section 19.10.

19.49.020 General

1. Purpose and Intent.

These guidelines are intended to direct the design of *building*s and *sites* within Old Burien, in compliance with the City's Zoning Code and Comprehensive Plan. The guidelines will promote quality development and reinforce Old Burien's early 20th century "main street" character —a vision of an attractive, pedestrian-oriented environment with a small town atmosphere. *Building*s and *sites* should convey a sense of permanence, attention to detail, quality and investment. The guidelines are not intended to slow or restrict development, but rather to add consistency and predictability to the permit review process.

2. Compliance with Design Standards.

For each element below, a design objective or end result of what is intended to be achieved is stated. The design objective shall be complied with. Following each objective are a series of design standards. There are two types of design standards. Some design standards are viewed as fundamental in achieving the stated design objective(s). These standards are mandatory. In these statements, the word "shall" is used. The second type of design standard are examples or alternatives to achieving the design objectives. In these standards, the words "should" or "may" are used, or "shall", "must" or "should" are not used. In standards where neither "shall" or "must" nor "should" or "may" are used, there is an obligation to comply with the standard, unless the project demonstrates a better means for achieving the design objective.

The *applicant* shall demonstrate to the satisfaction of the *Director* that the applicable objectives and design standards are met.

3. Review Process.

BMC 19.65.105 contains procedures for compliance with this Chapter.

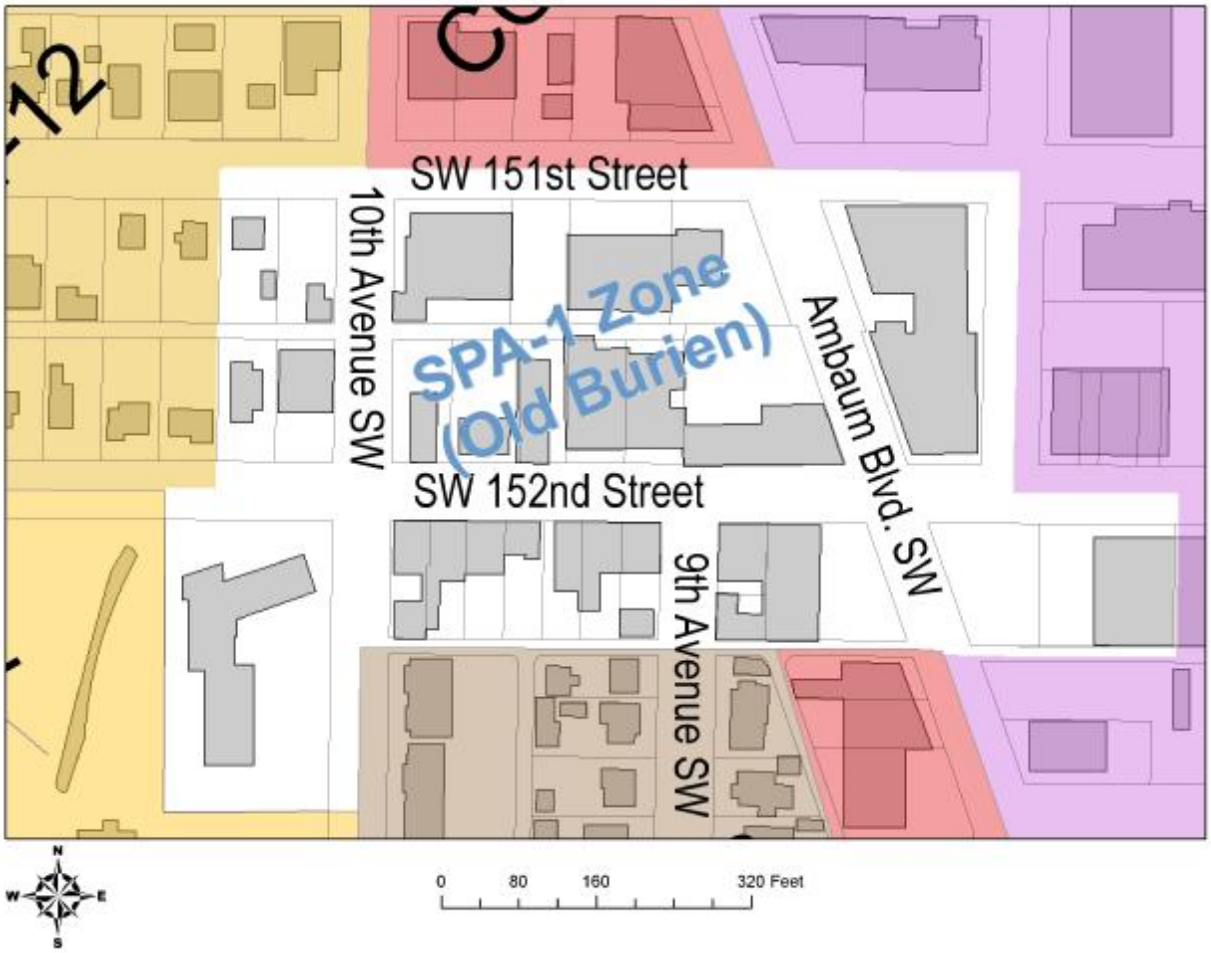

Figure 1. Properties in the white area (SPA-1 zone) are subject to the design standards herein.

19.49.030 Building Location and Orientation

1. Objectives.

A. Reinforce and preserve the historic character of Old Burien.

B. Reinforce the pattern of small *storefronts* along SW 152nd Street.

C. Create an active and safe pedestrian environment by encouraging *street* oriented development.

D. Create visual interest and increased pedestrian activity at *street* corners.

E. Reduce the impact of parking lots and *blank walls* on adjacent *streets.*

2. Design Standards.

A. All *buildings*, unless otherwise noted, may be placed at the sidewalk's edge provided they include a *pedestrian-oriented façade*. This includes:

i. Primary *building* entry on this façade.

ii. Transparent windows and doors covering at least 75% of the façade between 2 and 8 feet above the ground.

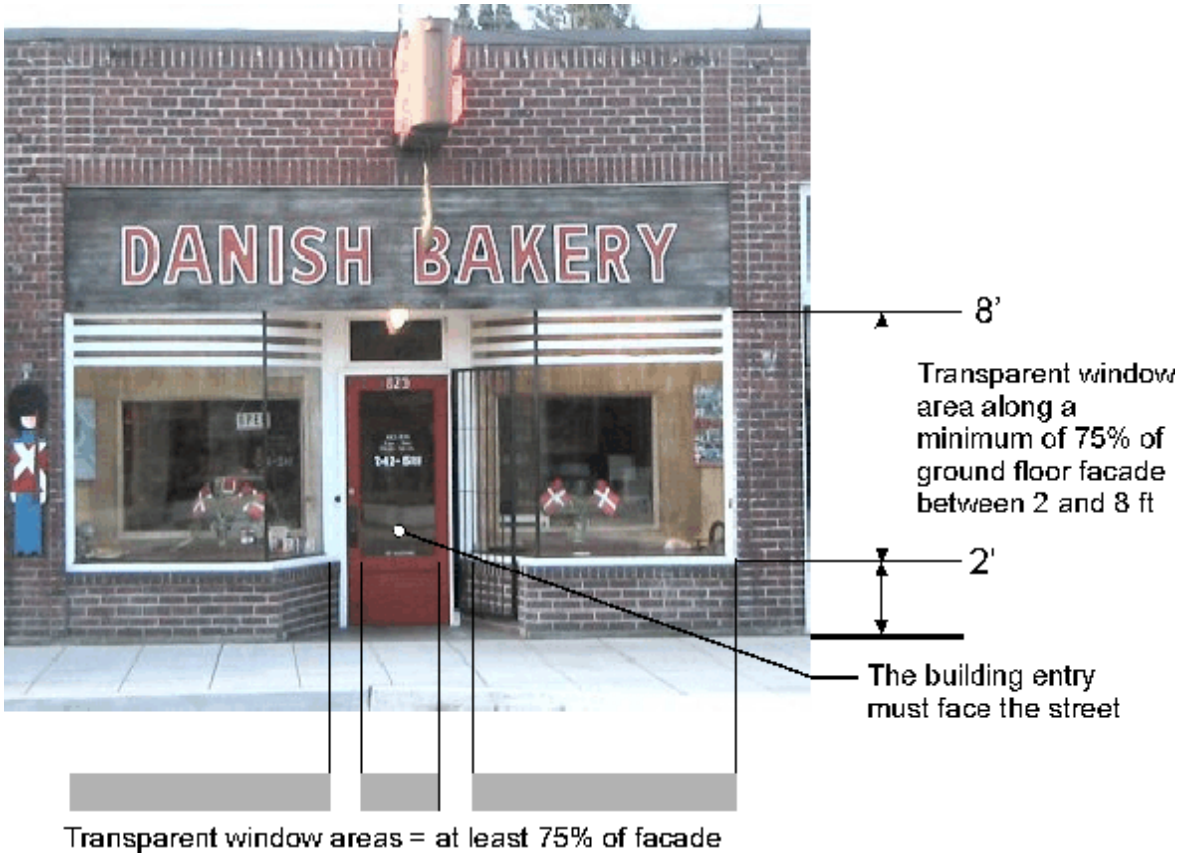

Figure 2. Many of Old Burien's storefronts exhibit "pedestrian-oriented façades."

Exceptions to (ii):

a. The transparency requirement may be reduced by 50% for all public uses (meaning that transparent windows and doors must cover at least 37.5% of the façade between 2 and 8 feet above the ground), including municipal facilities and museums provided the *building* treatments meet the intent of the standards.

b. In lieu of transparent windows, display cabinets showing products or features relating to the use of the *building* may be used for up to 50% of the transparency requirement (up to 37.5% of the façade between 2 and 8 feet above the ground) provided the treatments meet the intent of the standards.

B. SW 151st and 152nd Streets east of 10th Avenue SW. All *buildings* must feature a *pedestrian-oriented façade* facing the *street*. Such *building*s must be placed at the sidewalk edge, except:

i. To allow for wider sidewalks.

ii. If the area between the sidewalk and the *building* meets the definition of *pedestrian – oriented space* (see Figure 4).

iii. If the area between the sidewalk and the *street* is maintained as a landscaped area (excluding required pedestrian access areas) with plantings that adds seasonal color and interest and do not act as a visual barrier (see Figure 5).

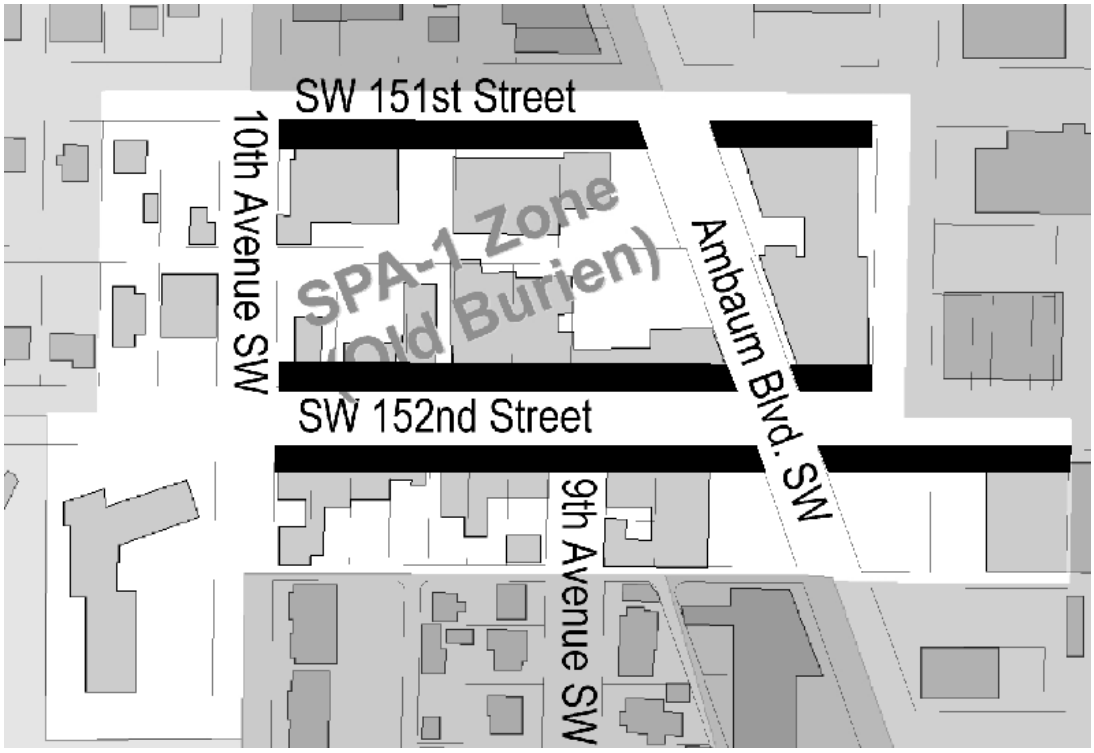

Figure 3. The 151st and 152nd Street frontages highlighted in black require pedestrian-oriented facades adjacent to the sidewalk (with noted exceptions).

Figure 4. Building setbacks on 151st and 152nd Streets, east of 10th Avenue SW, may be allowed if the space between the sidewalk and the building is maintained as pedestrian-oriented space.

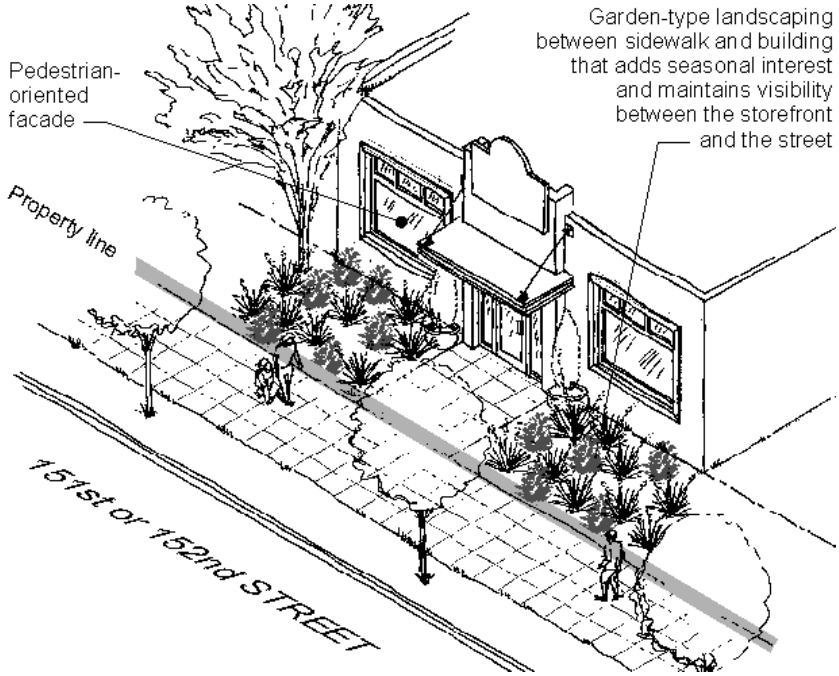

Figure 5. Building setbacks on 151st and 152nd Streets, east of 10th Avenue SW, may be allowed if the space between the sidewalk and the building is maintained as a landscaped area (except for required pedestrian access).

C. *Buildings* not featuring a *pedestrian-oriented façade*, where allowed, must be set back at least 5 feet from the back of the sidewalk. The area between the sidewalk and any such *building* must be landscaped or designed as a *pedestrian-oriented space.* The *applicant* must demonstrate how the landscaping and/or other design treatments meet the *Building* Location and Orientation Objectives.

Figure 6. Buildings that do not contain pedestrian-oriented facades must be setback from the sidewalk at least 5 feet and contain pedestrian-oriented space or landscaping (such as this) between the sidewalk and the building. Note how landscaping in this example mitigates the blank wall to the left, but allows for visibility between windows and the street.

D. *Buildings* on SW 152nd Street west of 10th Avenue SW shall include a 10' minimum landscaped *setback* from the *street* to reinforce the pattern of landscaped front yards to the west. Shrubs and trees that block visibility between ground floor entrance and windows and the *street* shall be avoided.

Figure 7. If redevelopment occurs on properties on SW 152nd Street west of 10th, a 10' minimum landscaped setback shall be provided to reinforce the character of landscaped front yards here.

E. *Street* corner *sites*. All *buildings* located at the intersection of *streets* shall be located within 15 feet of the street corner (larger setbacks will be permitted where the space between the street and building meet the definition of *pedestrian-oriented space*) and are encouraged to orient the primary entrance to the corner. Cropped or notched *building* corners that provide for small *pedestrian-oriented* spaces adjacent to the *street* corner are encouraged.

Figure 8. Street corner buildings are encouraged to orient the primary entrance to the corner.

F. If the public sidewalk is less than the width shown in the Downtown Burien Streetscape Design Plan, the *building* should be set back sufficiently to provide for the walking surface and/or space to provide optional finishes shown in the Burien Downtown Streetscape Design Plan to enhance pedestrian safety and enjoyment. For those *streets* not specified in the Burien Downtown Streetscape Design Plan, developments must set their *building*s back to provide for the following sidewalk widths. Additional sidewalk width may be achieved by sidewalk easements or dedication of property for public right-of-way:

   i. SW 151st Street and 9th and 10th Avenues SW: 10' sidewalks.

   ii. Ambaum Blvd SW: 10' sidewalks.

G. Principal pedestrian *building* entries must have direct access to the adjacent public sidewalk.

19.49.040 Service, Loading, Outdoor Storage and Mechanical Areas

1. Objectives.

A. Minimize adverse visual, olfactory, or auditory impacts of service, loading, outdoor storage and mechanical equipment areas at ground and roof levels.

B. Encourage more thoughtful siting and reduce impacts of service, outdoor storage and mechanical areas.

2. Design Standards.

A. Landscaping or other forms of *screening* shall be provided around outdoor service, storage, loading and mechanical areas, utility meters, electrical conduit, and other service and utilities apparatus to provide sensory (visual, olfactory, auditory) *screening* from adjacent properties, *streets*, affected pedestrian circulation routes, and affected *pedestrian-oriented spaces*.

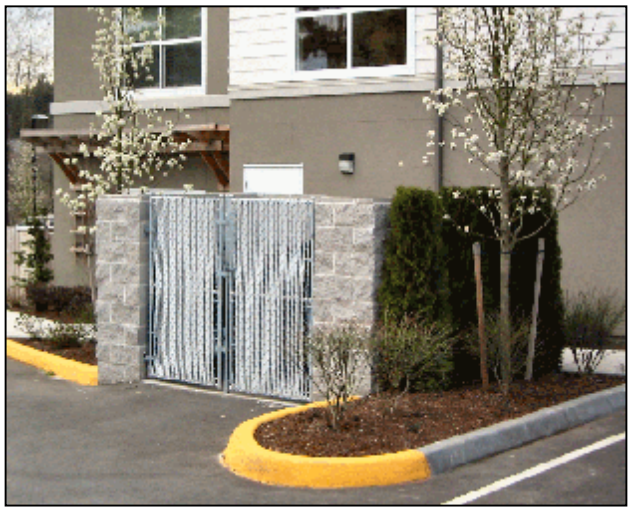

Figure 9. Where service elements are visible to the public, they should be screened. This example includes landscaping and masonry to mitigate impacts on the visual environment.

B. Outdoor storage areas and loading facilities shall be integrated into the *site* design to minimize their size, reduce visual impact, and where appropriate allow for pedestrian and vehicular movement between *sites*.

C. No large outside item display areas are permitted (e.g. kitchen appliances or other similarly large merchandise that is visible from the street). Sidewalks shall not be enclosed as building space for retailing. Outdoor dining and small, temporary displays for items such as groceries, hardware, books, etc. may be allowed provided they do not impede pedestrians passing comfortably on the sidewalk.

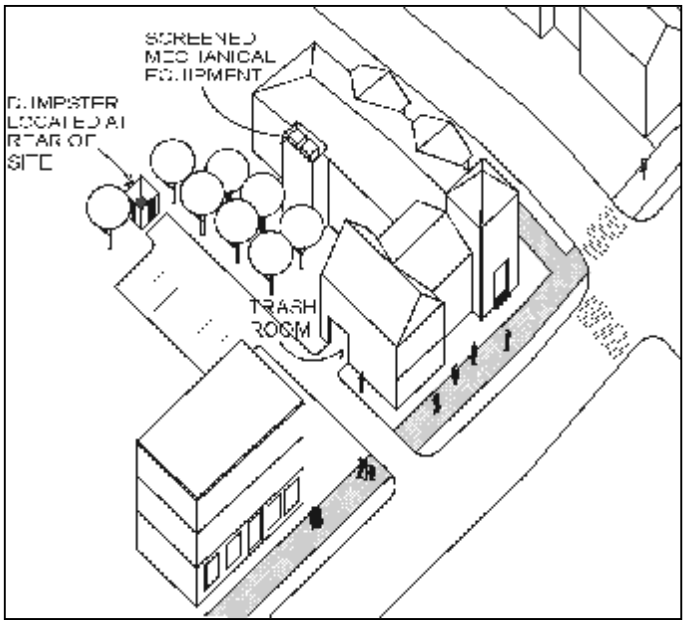

Figure 10. Locate service areas to minimize impacts on the pedestrian environment.

D. Dumpsters, refuse and recycling containers shall not be visible from the sidewalk and adjacent properties. They shall be *screened* by minimum 6' high masonry enclosures designed to *screen* refuse containers, including lids, and refuse stacked in containers. Chain link fencing with slats may be used for gates but not for the enclosure. See Figure 9

E. Mechanical equipment shall be located and *screened* at ground level and attached to *structures* to reduce visual impacts from *streets* and *adjoining* properties.

F. Roof mounted mechanical equipment shall be located and *screened* so that the equipment is not visible when viewed from ground level of adjacent properties. The color of roof mounted equipment shall be *screened* or matched with the exposed color of the roof to minimize visual impacts when roof mounted equipment is visible from nearby *buildings* and higher elevations.

G. Service areas shall be located and *screened* to reduce adverse sensory impacts.

H. Utility meters, electrical conduit, and other service and utilities apparatus shall be located and *screened* so as not to be visible from *adjoining* and nearby *streets.*

19.49.050 Pedestrian Amenities

1. Objectives.

A. Enrich the pedestrian environment and encourage pedestrian activity.

2. Design Standards.

A. Developments are encouraged to incorporate *pedestrian-oriented space* into the design of the site. Desirable locations for *pedestrian-oriented space* are:

i. Between the sidewalk and the *building* entrance.

ii. Adjacent to the street corner.

iii. Adjacent to a *building's* secondary entrance.

Note: Specific design requirements and recommendations for *"pedestrian-oriented spaces"* are provided in BMC 19.10, Definitions. For example, there are a number of design elements that are required in order for open spaces to qualify as a *pedestrian-oriented space.* Likewise, there are other features that are encouraged and a list of features that are prohibited in *pedestrian-oriented space.*

Figure 11. An example of a pedestrian-oriented space.

19.49.060 Parking Area and Driveway Location and Design

1. Objectives.

A. Provide safe, convenient access to and within *sites* without diminishing quality pedestrian walking or visual experiences.

B. Minimize driveway impacts across pedestrian walks.

C. Meet the need for adequate parking and minimize the negative effects of the automobile while encouraging transit and other forms of transportation.

D. Minimize visual impacts of parking *structures* on *streets* and pedestrian-oriented facilities.

2. Design Standards.

A. New driveways onto any street are prohibited. Access to all off-street parking areas shall be from existing alleys. Parking or other vehicular access areas between the sidewalk and the *building* are prohibited. Exceptions:

i. Ambaum Boulevard, where there is no public alley access between SW 151st and 152nd Street. Where possible, existing driveways along this block should be consolidated to the extent possible and may be required by the *Director*. Preferably, the alley should be extended to Ambaum Boulevard in conjunction with redevelopment activity.

ii. Existing driveways may be reconfigured provided the associated improvements bring the driveway and the development as a whole closer into conformance with the design standards herein. In reconfiguring existing driveways, the applicant shall consider use of the existing alleyways in lieu of maintaining an access from a public street.

B. Parking lots adjacent to any *street* must comply with BMC 19.25.070 Perimeter Landscaping standards.

Exception: The *Director* may eliminate or reduce the landscaping buffer requirement provided the *applicant* incorporates a decorative *screen* wall or low wall that incorporates landscaping sufficient to mitigate the visual impact of the parking area on the *street*. All such treatments must maintain maximum visibility at eye level between parking area and sidewalk. For instance walls or hedges should be limited to 3 feet in *height* and the underside of tree canopies should be trimmed up to 8 feet. (see Figure 12)

Figure 12. A screen wall example that incorporates landscaping. Note how visibility is maintained at eye level between the parking area and the sidewalk.

C. On SW 151st street, no more than 65' of the *street frontage* (measured parallel to the curb) shall be occupied by surface parking and driveways. The *Director* may waive or modify this requirement for public safety purposes or if there is no feasible alternative. If a waiver or modification is granted, the design shall incorporate measures such as decorative *screens* along the *street frontage*. Such decorative *screens* shall include pedestrian amenities and visual continuity with *structures* that define the *street* edge along the *street frontage*.

D. Restricting vehicular and pedestrian access between *adjoining* parking lots at the same grade is prohibited.

E. The bulk (or mass) of a parking *structure* as seen from the *street* should be minimized by placing its short dimension along the *street* edge. Where adjacent to the *street*, the parking *structure* should include active *uses* such as *retail* or other appropriate *uses* along the *street frontage*.

F. Parking *structures* visible from a public street shall be architecturally compatible with exterior architectural elements of the primary *structure*. Parking structures, particularly those built to serve pre-existing *buildings*, don't need to mimic the primary *structure*, but should utilize design features to make the *structure* compatible and complementary to the primary *structure*. Techniques could include *facade* treatments, use of finishing materials, fenestration, or massing techniques. Where technical requirements of the *structure* make it difficult and cost prohibitive to create a garage compatible with, for example, an early 20th century *building*, then alternative materials consistent with 20th century *buildings* may be used (including but not limited to brick and stone).

G. *Buildings* built over parking should not appear to "float" over the parking area, but should be linked with ground level *uses* or *screening*. Parking at grade under a *building* is discouraged unless the parking area is completely enclosed within the *building* or wholly *screened* with walls and/or landscaped berms.

H. Parking *structures* and vehicle entrances should be designed to minimize views into the garage interior from surrounding *streets*. Methods to help minimize such views may include, but are not limited to landscaping, planters and decorative grilles and *screens*.

I. Security grilles for parking *structures* shall be architecturally consistent with and integrated with the overall design. Chain link fencing is not permitted for parking *structure* fencing.

J. New parking lots shall not be located adjacent to intersections. Exceptions may be granted where alterative *site* configurations can more successfully meet the objectives of Site Planning and Pedestrian Access, Amenities, and Open Space Standards and Guidelines. Such parking areas must incorporate at least one of the following design treatments to add seasonal interest and reduce the visual impact of the parking lot on the *street*:

i. Install substantial decorative landscaping (at least 200 square feet of area adjacent to the *street* corner) utilizing a combination of decorative ground cover, shrubs, and/or trees.

ii. Install a trellis or other similar architectural element that incorporates landscaping.

Figure 13. An example of minimizing the impact of a parking garage on the street: a) The entry is placed on the side street; b) space for ground floor retail is included along most of the street front (left side of photo); c) a decorative trellis and other architectural features effectively screen blank walls of the garage.

19.49.070 Site Lighting

1. Objectives.

A. Encourage the use of lighting as an integral design component to enhance *buildings*, landscaping, or other *site* features.

B. Encourage night skies' visibility and reduce the general illumination of the sky in Burien.

C. *Screen* light fixtures so that the light source is not visible off-*site*.

D. Reduce horizontal light glare and vertical light trespass from a development *site* onto adjacent parcels.

E. Encourage the judicious use of lighting in conjunction with other security methods to increase *site* safety.

F. Discourage the use of lighting for advertising purposes.

G. Provide adequate lighting levels in all areas used by pedestrians or automobiles, including *building* entries, walkways, parking areas, circulation areas, and other open space areas.

2. Design Standards.

A. All public areas should be lighted with minimum and maximum levels as follows:

i. Minimum (for low or non-pedestrian and vehicular traffic areas): 0.5-foot candles

ii. Moderate (for moderate or high volume pedestrian areas): 1-2 foot candles

iii. Maximum (for high volume pedestrian areas and *building* entries): 4-foot candles

B. Lighting should be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

C. Parking lot lighting fixtures should be non-glare and mounted no more than 25 feet above the ground. All fixtures over 15 feet in *height* shall be fitted with a full cut-off shield.

D. Pedestrian-*scaled* lighting is encouraged in areas of pedestrian activity. New pedestrian *scaled* lighting in the right of way should be consistent with the existing street lights in Old Burien (see Figure 14) as set forth in the Burien Street Standards.

Figure 14. Old Burien street lights.

E. Lighting shall enable pedestrians with normal vision to identify a face 15 yards away in order to promote safety.

F. All *building* mounted lights should be directed onto the *building* itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the *building*

G. *Building* mounted light fixtures should be consistent with the early 20th century theme of Old Burien.

19.49.080 Architectural Style / Character

1. Objectives.

A. Design *buildings* that reflect a traditional early 20th century main *street* character. Traditional main *street* character refers to a collection of *structures* designed and built in the early twentieth century when *structures* were composed of simple forms expressed through commonly available materials such as brick and timber.

B. Design *buildings* to reinforce Old Burien's pattern of small-*scale storefronts.*

C. Encourage *building* design that has visual character and creates human environments.

D. Encourage developments to employ desirable architectural features found in historical Old Burien *buildings* without promoting a false sense of historicism.

2. Design Standards.

A. *Applicant*s should base a *building*'s architectural character on *building* elements and form common to early 20th century Old Burien *structures.* These *structure*s feature simple three-dimensional *building* forms expressed through commonly available materials such as brick and timber. Desirable *building* elements for commercial *structure*s are shown in Figure 15. *Applicant*s may consider modern interpretations of these *building* elements and components in a way that meets the guidelines herein and complements the surrounding context.

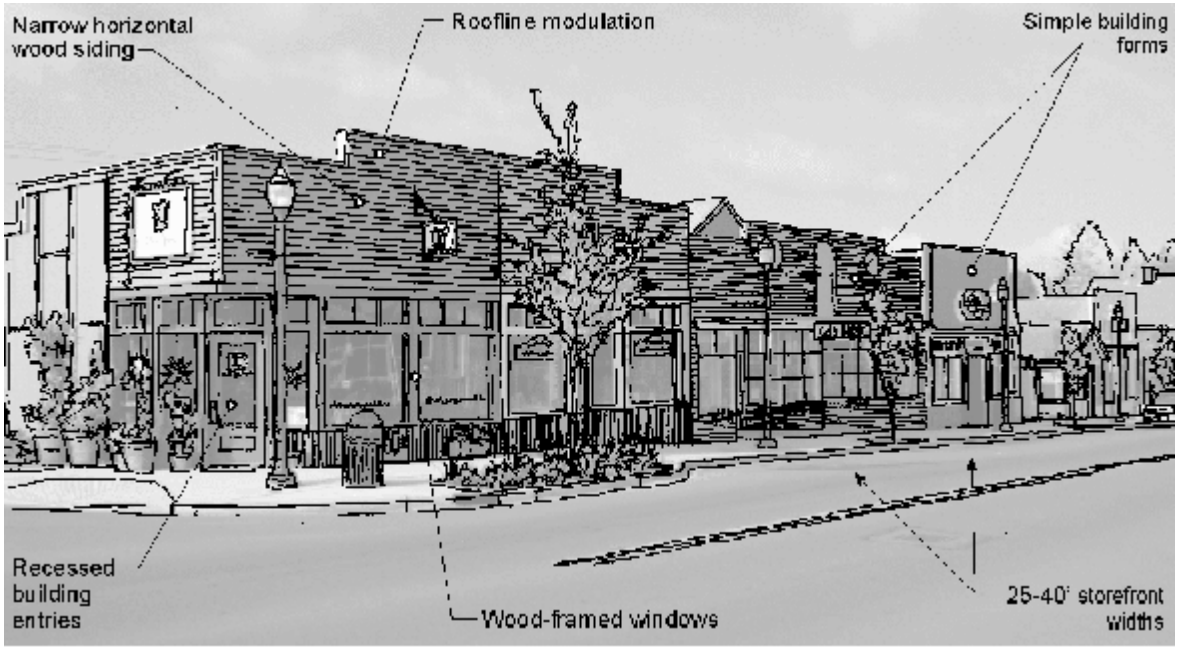

Figure 15. New buildings should base their architectural style on building elements and form common to early 20th century Old Burien structures.

B. Large or multiple *building* developments should employ a variety of colors, *building* materials, and architectural treatments at no more than 40 foot intervals to reduce monotony and reinforce Old Burien's sense of *scale* and character.

Figure 16. An example of developments that employ a variety of colors, building materials, and architectural treatments to reduce monotony and add visual interest.

C. Architecture that is defined predominately by corporate identity features (and difficult to adapt to other *uses*) is prohibited. For example, some fast food franchises have very specific architectural features that reinforce their identity; these *buildings* are undesirable because they can dilute a town or neighborhood's identity with corporate (and therefore generic) identities, and are not adaptable to other *uses* when the corporate franchises leave. Prototype design for franchises should use customized components that are consistent with the desired traditional main *street* character and that reinforce visual consistency with other adjacent *buildings*.

19.49.090 Building Scale and Mass

1. Objectives.

A. Encourage the use of *building* components that are *human scale*.

B. Encourage *architectural scale* of development that is compatible with Old Burien *structures*.

C. Enhance the character and identity of Old Burien and add visual interest.

2. Design Standards.

A. The facades of all *buildings* facing SW 151st and 152nd Streets must include *modulation* and/or *articulation* features every 40 feet or less to reinforce Old Burien's pattern of small *storefronts*. For facades facing other streets, the maximum interval shall be 60 feet. At least three of the following methods must be employed:

i. Use of window and/or entries that reinforce the pattern of small *storefront* spaces.

ii. Use of weather protection features that reinforce small *storefronts*. For example, for a business that occupies three lots, use three separate awnings to break down the *scale* of the *storefronts*. Alternating colors of the awnings may be useful as well.

iii. Change of rooflines that reinforce the pattern of small *storefront* spaces.

iv. Change in *building* material, siding style, or color.

v. Other methods that meet the Objectives of the Standards.

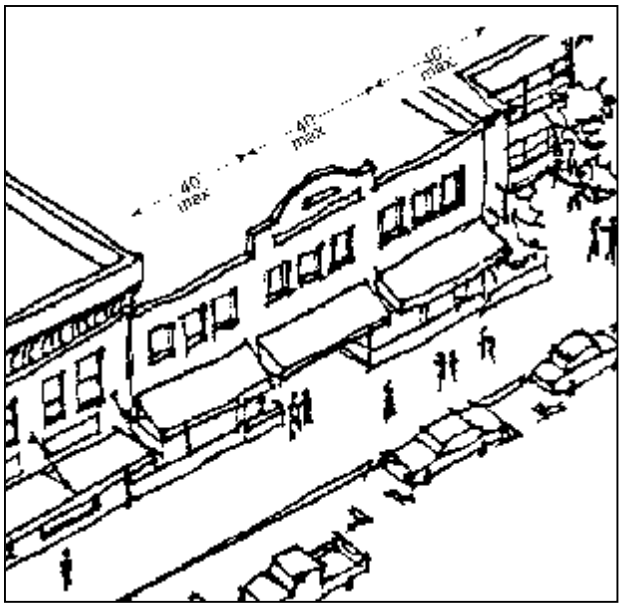

Figure 17. This building utilizes fenestration patterns of windows and awnings and roofline modulation at intervals of no more than 40 feet to reduce its architectural scale and add visual interest.

B. The residential portion of mixed-use *buildings* shall include at least three of the following *modulation* and/or *articulation* features at intervals of no more than 40 feet or to distinguish individual units within the *building* (whichever interval is less) along all *facade*s facing a *street* or *pedestrian-oriented space*.

i. Repeating distinctive window patterns at intervals less than the *articulation* interval.

ii. Horizontal *building modulation*. Minimum depth of *modulation* is 2 feet and minimum width for each *modulation* is 4 feet if tied to a change in color or *building* material and roofline *modulation* as defined below. Otherwise, minimum depth of *modulation* is 10 feet (except balconies) and minimum width for each *modulation* is 15 feet.

iii. Change of roofline. To qualify for this measure, the maximum length of any continuous roofline shall be 40 feet and comply with the treatments below:

a. For flat roofs or *facade*s with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of two feet or 0.1 multiplied by the wall *height* (finish grade to top of wall).

b. For gable, hipped, or shed roofs - a minimum slope of 3 feet vertical to 12 feet horizontal.

c. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than 40' in width (measured horizontally).

iv. Change in *building* material or siding style (perhaps coordinated with horizontal *building modulation* and a change in color).

v. Alternative methods as approved by the *Director* that meet the objectives of the standards.

Figure 18. This mixed-use building uses repeating distinctive window patterns, modulated roofline, upper level setbacks, and a change in siding color to reduce the perceived scale of the building.

C. The maximum façade width (the façade includes the apparent width of the *structure* facing the *street* and includes required *modulation*) of the upper story of multi-story *buildings* visible from a *street*, public open space, or *pedestrian-oriented space* is 120 feet. *Buildings* exceeding 120 feet in width along the *street* front shall be divided by a 30-foot wide *modulation* of the exterior wall, so that the maximum length of a particular façade is 120 feet. Such *modulation* must be at least 20 feet or deeper and extend through all floors except the ground floor where a *pedestrian-oriented facade* has been provided. Decks and roof overhangs may encroach up to 3 feet (per side) into the *modulation*. The *Director* will consider other design methods that are effective at reducing the perceived width of the *building*.

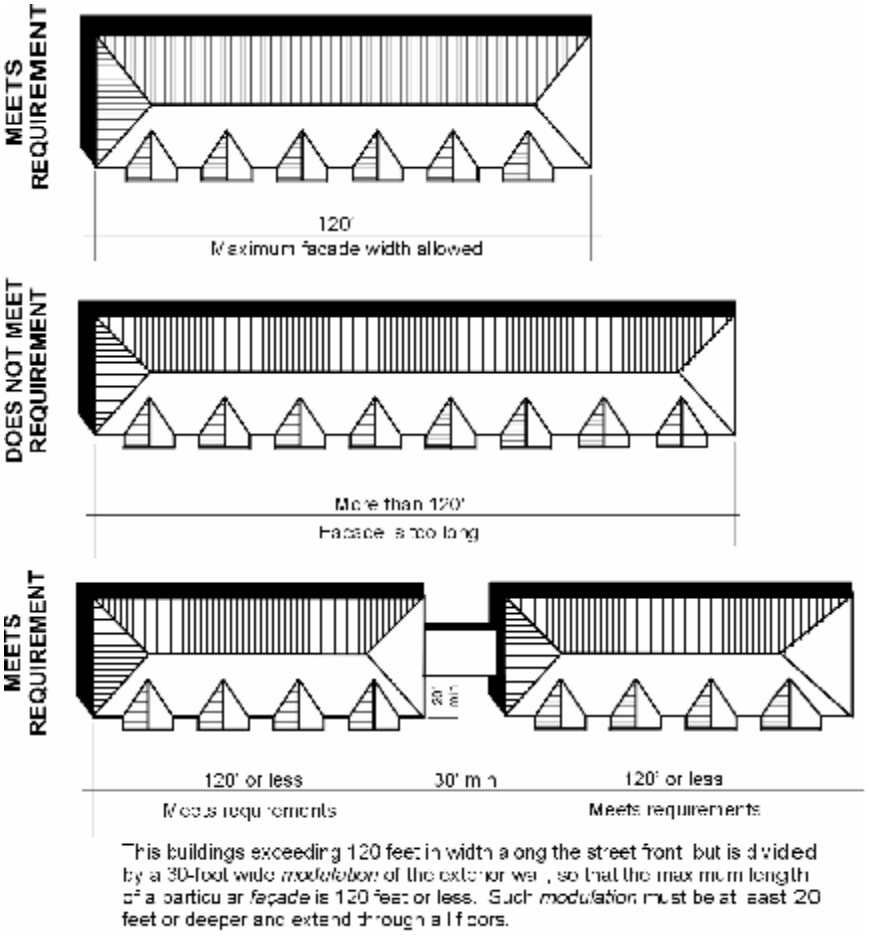

Figure 19. Maximum building façade width standards.

D. Rooflines visible from a public *street*, open space, or public parking area must be varied by emphasizing dormers, chimneys, stepped roofs, gables, prominent cornice or fascia, or a broke or articulated roofline. The width of any continuous flat roofline should extend no more than 100 feet without *modulation*. *Modulation* should consist of either:

   i. For flat roofs or *facade*s with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline *modulation* is the greater of 2 feet or 0.1 multiplied by the wall *height* (finish grade to top of wall) if the segment is 50 feet or less or at least 4 feet if the segment is more than 50 feet in length.

   ii. A sloped or *gabled* roofline segment of at least 20 feet in width and no less than 3 feet vertical in 12 feet horizontal.

   iii. A combination of the above.

E. To moderate the vertical *scale* of multi-story *buildings*, the design shall include techniques to clearly define the *building's* top, middle and bottom. The following techniques are suggested methods of achieving vertical *articulation*:

   i. Top: Sloped roofs, strong eave lines, *cornice* treatments, horizontal trellises or sunshades, etc.

   ii. Middle: Windows, *balconies*, material changes, railings and similar treatments that unify the *building* design.

   iii. Bottom: Pedestrian-oriented *storefronts*, pedestrian *scale building* details, awnings, and arcades.

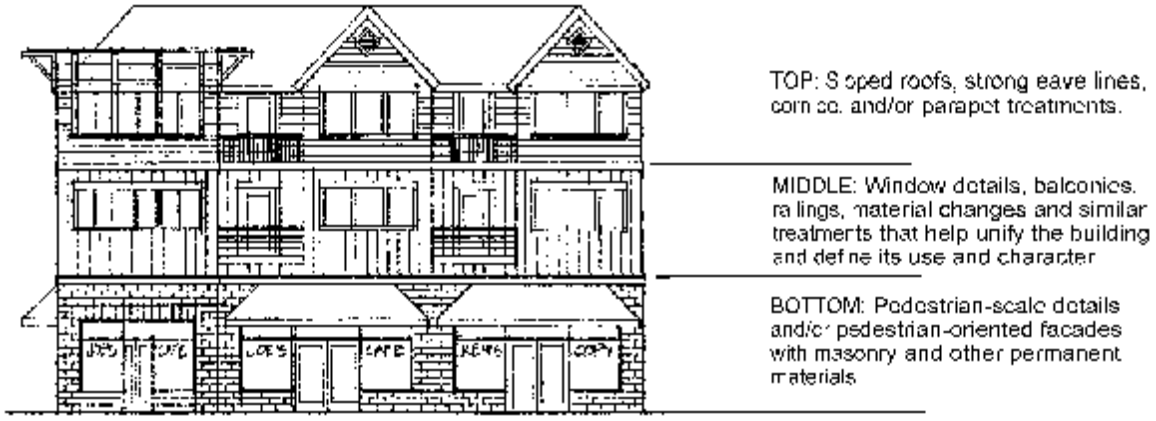

Figure 20. Utilize design techniques to clearly define a multi-story building's top, middle, and bottom.

F. Untreated *blank walls* within 50' of and visible from a public *street*, pedestrian pathway, public park or open space are prohibited. Treatment of *blank walls* is to be proportional to the wall. All of the proposed methods are subject to City approval. The *applicant* must submit architectural plans and elevations showing proposed treatments for approval. Methods to treat *blank walls* must include one or more of the following:

i. Transparent windows or doors.

ii. Display windows.

iii. Landscape planting bed at least 8' feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall with planting materials that are sufficient to obscure or *screen* at least 50 percent of the wall's surface within three years.

iv. A vertical trellis in front of at least 50% of the wall with climbing vines or plant materials.

v. *Artwork* (mosaic, mural, sculpture, relief, etc.) over at least 50% of the *blank wall* surface.

vi. Other methods that meet the Objectives.

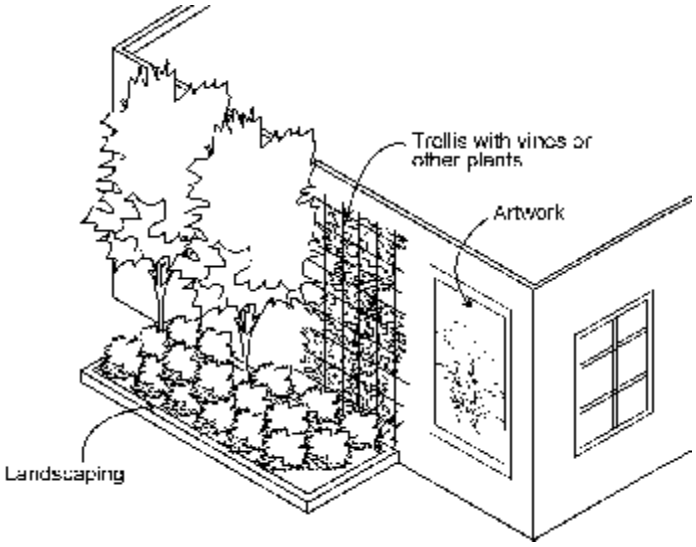

Figure 21. Blank wall treatments.

19.49.100 Building Details and Materials

1. Objectives.

A. To encourage the incorporation of design details and small *scale* elements into *building facades* that are attractive at a pedestrian *scale*.

B. To encourage creativity in the design of *building facade*s to add visual interest.

C. Ensure that *buildings* have design integrity at all observable distances.

D. Ensure that exterior finishes are compatible with traditional main *street* character.

E. Enhance *buildings* with appropriate design details.

F. Architecturally accentuate *building* corners at *street* intersections.

G. Encourage the use of high-quality, permanent, durable, and compatible materials that will upgrade the visual image of Burien and are easy to maintain.

H. Use the architectural elements of a *building* and landscaping to highlight and define the entrance.

I. Reduce the apparent size of large, undifferentiated walls through the use of various architectural and landscaping treatments.

2. Design Standards.

A. All *buildings* shall be enhanced with appropriate details. Specifically, *buildings* shall include at least three of the following elements on their *primary facade*s.

i. Decorative rooflines: For example, an ornamental molding, entablature, frieze or other roofline device visible from the ground level. If the roofline decoration is in the form of a linear molding or board, then the molding or board shall be at least 8" wide.

ii. Decorative treatment of windows and doors: For example:

a. Decorative molding / framing details around all ground floor windows and doors; molding should comply with the following:

- Wood framed windows are preferred.
- Metal framed windows shall be powder-coated; darker colors are preferred.
- Natural mill finished or clear anodized aluminum window frames are discouraged.

b. Decorative glazing, or door designs located on *facades* facing *streets* or public parks or open spaces.

c. Display windows divided into a grid of multiple panes.

d. Smaller component windows reminiscent of traditional main *street vernacular* when adjacent to sidewalks or other pedestrian *use* areas.

iii. Recessed entry.

iv. Decorative paving and *artwork* near entry.

v. Landscaped trellises or other decorative element that incorporates landscaping near the *building* entry.

vi. Decorative light fixtures with a diffuse visible light source such as a globe or "acorn" that is non-glaring.

iv. Decorative *building* materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities as approved by the *Director*.

ix. Decorative pedestrian-oriented signage, such as hanging or window sign.

x. Other details that meet the Objectives.

Figure 22. This building's transom windows, display windows, recessed entry and decorative door add visual interest at a pedestrian scale

B. All commercial uses containing a secondary side or rear entrance shall incorporate at least two of the following design elements to visually enhance such entries.

i. Weather protection over the entry at least 4 ½ feet wide in the form of awnings, marquees, canopies, or overhangs.

ii. Decorative pedestrian-oriented signage consistent with BMC 19.30 that highlights the entry and adds visual interest.

iii. *Pedestrian-oriented space* or designated outdoor eating areas.

iv. Fixed landscaping elements, including one of the following:

a. Landscaped planter or fixed planter box incorporating decorative ground cover, shrubs, and/or trees.

b. A trellis or other similar architectural element that incorporates landscaping.

v. Decorative pedestrian-*scaled* lighting fixture(s).

vi. Special *building* details that highlight the entry and add visual interest.

vii. Other features that meet the objectives.

All elements above shall be approved by the *Director*.

Figure 23. The secondary entrances of these businesses incorporate transparent windows and doors, decorative building elements, pedestrian-oriented signage, and a designated outdoor dining area.

C. *Building* exteriors shall be constructed from high quality, durable materials. Preferred exterior *building* materials that reflect the City's desired traditional main *street* character are as follows:

   i. Brick.

   ii. Narrow horizontal wood siding (generally 5 inches or less); wider siding will be considered where there is a historic precedent.

   iii. Other materials subject to approval by the *Director*.

D. The following materials are prohibited in visible locations unless an exception is granted by the *Director* based on the integration of the material into the overall design of the *structure*.

   i. Vinyl or plywood siding (including T-111 or similar plywood).

   ii. Highly tinted or mirrored glass (except stained glass) as a major *building* element.

   iii. Corrugated fiberglass.

   iv. Chain link fencing (except for temporary purposes such as a construction *site* or as a gate for a refuse enclosure).

   v. Crushed colored rock/crushed tumbled glass.

   vi. Non-corrugated and highly reflective sheet metal.

E. Special standards for concrete or concrete blocks (concrete masonry units or "cinder blocks"): When used for walls that are visible from a *street*, public park or open space, or pedestrian route, concrete or concrete block construction shall be limited to 30 percent of the façade area and architecturally treated in one or more of following ways:

   i. Use of textured surfaces such as split face or grooved.

   ii. Use of other masonry types such as brick, glass block, or tile in conjunction with the concrete or concrete blocks.

   iii. Use of decorative coursing to break up *blank wall* areas.

   iv. Use matching colored mortar where color is an element of architectural treatment for any of the options above.

F. Special standards for metal siding: When used for walls that are visible from a *street*, public park or open space, or pedestrian route, *buildings* shall have visible corner moldings and trim and incorporate masonry, stone, or other durable permanent material near the ground level (first 2 feet above sidewalk or ground level). *Facade*s wider than 40 feet that employ metal siding shall incorporate multiple colors / other siding materials.

G. Special standards for Exterior Insulation and Finish System (EIFS) and other similar troweled finishes:

   i. Limited to no more than 30 percent of the façade area.

   ii. Shall be trimmed in wood or masonry.

   iii. Should be sheltered from extreme weather by roof overhangs or other methods.

   iv. Shall incorporate masonry, stone, or other durable permanent material near the ground level (first 2 feet above sidewalk or ground level).

H. The year of construction of a *building* shall be noted by the installation of a permanent cast metal plaque attached to the *building*. Stone or masonry set integral with other masonry on the front *building* elevation facing the principal *street* may be used in lieu of a cast metal plaque. The year of construction is to be noted by numbers not less than six inches high. Other information associated with the *building* that may have historic interest in the future may be included.

I. *Street* corner *buildings* located at Ambaum Boulevard SW and SW 151st and 152nd Street intersections shall employ two or more of the following design elements or treatments to the *building* corner facing the intersection.

   i. Provide at least 100 square feet of *pedestrian-oriented space* between the *building* and the *street* corner.

   ii. Provide a corner entrance.

   iii. Include a corner architectural element such as:

      a. Bay window or turret.

      b. Roof *deck* or *balconies* on upper stories.

      c. *Building* corner stepback "notch" or curved *facade* surfaces.

      d. Sculpture or *artwork* either bas-relief, figurative, or distinctive use of materials.

      e. Special weather protection feature at the corner of the *building*.

   v. Other similar treatment or element approved by the *Director*.

J. A *storefront's* palette should be no more than three colors; one base color, one trim color, and one accent color. Encourage trim and accent colors that contrast with the base color. Specifically, darker base colors with white trim work particularly well (see Figure 24). However, lighter base colors can effectively be combined with dark trim colors (see Figure 25).

Figure 24. The use of dark base colors with white trim is encouraged on storefronts.

Figure 25. Lighter base colors with dark trim can also be attractive.

K. Respect existing architecture and materials such as tile and brick. These materials may not be appropriate for paint application and should be treated as the background base color theme.